

ADDENDUM NO. 2
7/30/2026

2026 ELECTRICAL UPGRADE – PHASE 2
NEBRASKA STATE OFFICE BUILDING
DAS/STATE OF NEBRASKA BUILDING DIVISION
JEO PROJECT NO. 191852.03

THIS ADDENDUM IS ISSUED BY JEO CONSULTING GROUP, INC. TO ALL WHO HAVE OBTAINED OR RECEIVED BIDDING DOCUMENTS (PLANS, SPECIFICATIONS, AND/OR PROPOSED CONTRACT DOCUMENTS) FOR ABOVE LISTED PROJECT.

THIS ADDENDUM IS HEREBY MADE A PART OF THE BIDDING DOCUMENTS OR CONTRACT DOCUMENTS, AS APPROPRIATE. BIDDERS ARE REQUIRED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN APPROPRIATE SPACE ON THE BID FORM.

COORDINATING PROFESSIONAL Matt E. Kalin, P.E.
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SUBMITTING ORGANIZATION(S) Engineering Organization legal name: JEO Consulting Group, Inc.
Contact information: 1937 N Chestnut St, Wahoo, NE 68066 – 800.723.8567
Organization certificate of authorization number: CA-0069

Architecture Organization legal name: JEO Architecture, Inc.
Contact information: 1937 N Chestnut St, Wahoo, NE 68066 – 800.723.8567
Organization certificate of authorization number: CA-3929

Organization legal name: Alvine and Associates, Inc.
Contact information: 1201 Cass Street, Omaha, NE 68102 – 402.346.7007
Organization certificate of authorization number: CA-2169

APPROVAL OF ADDITIONAL PRODUCTS/SYSTEMS:

1. The following list represents additional products that have been approved for this project by this addendum, and may be substituted for the item(s) specified:

<u>SECTION</u>	<u>PRODUCT</u>	<u>MANUFACTURER</u>
26 32 13	Generator	MTU
26 32 13	Generator	Caterpillar

Note: Approval of products listed represents the Engineer's best judgement that the approved product meets or exceeds the specified requirements. It remains the responsibility of the contractor to provide products that meet or exceed all product specifications. Under no circumstances does this approval reduce or eliminate the original specified requirements for this project.

CLARIFICATIONS

1. See attached Pre-Bid Meeting notes and sign-in sheet dated 7/8/2026 for questions asked during the Pre-Bid Meeting.

All other requirements of the Plans, Specifications and Contract Documents remain in effect. This addendum shall be attached to and made a part of the Plans, Specifications and Contract Documents and receipt shall be acknowledged by the Bidder on the Proposal submitted.

END OF ADDENDUM NUMBER 2



Matt E. Kalin, P.E.
7/30/2026

Meeting Agenda

MEETING GOAL:

This meeting is held to allow the potential bidders an opportunity to review the project and get an in-depth understanding of the scope of work.

NSOB ELECTRICAL UPGRADE-PHASE 2 PROJECT #191852.03

Meeting Information

Meeting Type: Progress

Date: July 8, 2026

Time: 10:00 p.m. – 12:00 p.m.

Location:

Nebraska State Office Building
301 Centennial Mall S, Lincoln, NE

Attendees

Please see sign-in sheet, attached.

Purpose

- ☒ To Inform
- ☒ Seek Input
- ☐ Seek Approval

Agenda

1. Introductions:
 - a. Points of Contact can be found in Section 01 10 00 "Special Provisions", para. 1.01. All questions should go to Matt Shaw and/or Jeff Sobczyk.
2. Review of Project Logistics and Timing (Section 01 10 00, Para. 1.04).
3. Review of project staging and access via parking garage.
 - a. The Contractor will be allowed to use parking garage, Bay 1 for a dumpster.
 - b. The Contractor will be allowed to use 1 parking bay for materials storage and staging. If needed materials may also be stored in the lower level mechanical rooms.
 - c. The Contractor will be required to provide porta-potties during outages. The restrooms are scheduled to be cleaned on Fridays and there won't be any lights. If the Contractor intends to use building restrooms during outages, then there would need to be cleaning of the restroom as an additional requirement.
4. Open Discussion:
 - a. Will there be electrical technical specifications. They were not in the advertised bid specifications. Yes, there is a Section 26 00 00 specification. That will be addenda #1. Post Meeting Note: Addendum #01 was released 6/23/2026 and included missing specification sections.
 - b. In addition to the Owner notifications outlined in 01 10 00-1.04, any Hot Work or Saw Cutting will require 2 week notification to the Owner. This will allow them to de-activate the fire alarm system in the affected areas to prevent nuisance building evacuations and fire department mobilizations.



NSOB ELECTRICAL UPGRADE-PHASE 2

5. Areas visited:
 - a. Loading docks.
 - b. Generator Room.
 - c. Lower Level North Mechanical Room.
 - d. NE Transformer Vault.
 - e. Lower Level SE Electrical Room.
 - f. Tunnel to South Parking Garage and South Parking Garage.
 - g. South Mechanical Room.
6. Bidders are welcome to visit the facility to view additional areas or re-visit areas. Please contact Matt Shaw to arrange a visit.

Upcoming Important Date(s)

- Deadline for question submission July 27, 2026 at 5:00 PM CST
- Bid Letting August 6, 2026 at 11:00 PM CST

Notes and Action Items

Notes:

Action Items: None.





Sign-in Sheet

DATE | 7/8/2026

PROJECT | Nebraska State Office Building Electrical Upgrade - Phase 2

JEO PROJECT NO. | 191852.03

LOCATION | 301 Centennial Mall S, Lincoln, NE

MEETING TITLE | Pre-Bid Walk-Through

MEETING LOCATION | First Floor Lobby, West End - 301 Centennial Mall S, Lincoln NE

Name	Title	Agency/Company	Email	Phone/Mobile
Jeff Sobczyk	Electrical Engineer	JEO Consulting Group, Inc.	jsobczyk@jeo.com	402.392.9928
Kevin Herr	Project Manager	DAS Building Division	kevin.herr@nebraska.gov	402.641.4880
Will Luthans	Project Manager	Commonwealth	wluthans@commonwealth-electric.com	308-622-8376
Brad Owen	PM	Commonwealth Electric	bowen@commonwealth-electric.com	402-430-6744
Enzo Dush	PM	Gregg Electric	enzo@greggelectric.net	402-560-6796
Math Shaw	Fcc/SBD	STATE	math.shaw@nebraska.gov	402-890-9260
Nick Schneider	Estimator	Kidwell Inc.	nschneider@KidwellInc.com	402-473-7768
Bob Rockwell	Estimator	Kidwell Inc.	brockwell@KidwellInc.com	402-580-3815
Nick Colleen	Operations	IES Electric	nickc@ieselectricinc.com	402-890-7874
Dave Brucks	Operations	DAS - Building Div.	dave.brucks@nebraska.gov	402-219-2796
Mike Heggs	SBD		mike.heggs@nebraska.gov	402-450-8379

